AN ACT ESTABLISHING THE GREENWAY COMMONS IMPROVEMENT DISTRICT IN THE TOWN OF SOUTHTON.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (Effective July 1, 2009) (a) For purposes of this section:

1. "District" means that certain real property, situated in the town of Southington, the county of Hartford and the state of Connecticut, the Greenway Commons Improvement District, a body politic and corporate, consisting of the area bounded and described as follows: Beginning at a point on the easterly streetline of Water Street at the northwesterly corner of land now or formerly of Edward A. Piteo (tax map 110, lot 172), thence running westerly across Water Street to the westerly streetline of Water Street, thence running northerly along the westerly streetline of Water Street and across Mill Street to the northerly streetline of Mill Street, thence running easterly along the northerly streetline of Mill Street to the easterly boundary of the greenway, thence running southerly along the easterly boundary of the greenway to the southwesterly corner of land now or formerly of the Town of Southington (tax map 111, lot 25), thence running South 56°-21'-12" East 94.40 feet, thence running South 89°-07'-42" East 24.96 feet,
all along land now or formerly of the Town of Southington, (tax map 111, lot 25), thence running South 03°-28'-48" West 123.40 feet along land now or formerly of The Southington Young Men's Christian Association, Incorporated (tax map 111, lot 16), thence running southerly across High Street to the northeasterly corner of land now or formerly of Ideal Forging (tax map 99, lot 151), thence running South 02°-04'-12" East 147.70 feet along the westerly streetline of North Liberty Street, thence running South 84°-34'-58" West 148.88 feet along land now or formerly of J. Robert Britton et al (tax map 111, Lot 1), thence running South 01°-58'-23" West 296.76 feet along land now or formerly of J. Robert Britton et al (tax map 111, lot 1), land now or formerly of Nancy L. Rich (tax map 100, lot 88), and land now or formerly of The Sons of Italy (tax map 100, lot 85), each in part, thence running southerly across Center Street to the southerly streetline of Center Street, thence running westerly along the southerly streetline of Center Street crossing South Center Street and continuing westerly along the southerly streetline of Center Street to the northwesterly corner of land now or formerly of John A. Muir, Jr. (tax map 99, lot 145), thence running South 13°-38'-17" West 76.05 feet along land now or formerly of John A. Muir, Jr. (tax map 99, lot 145), thence running North 73°-20'-43" West 155.42 feet, thence running South 19°-23'-57" West 54.65 feet, thence running North 73°-20'-43" West 83 feet more or less, all along land now or formerly of John A. Muir, Jr. (tax map 99, lot 142), thence running northerly 55 feet more or less along the centerline of the Quinnipiac River, thence running South 73°-20'-43" East 65 feet more or less, thence running North 19°-23'-57" East 67.42 feet, all along land now or formerly of Marek Nowogrodzki (tax map 99, lot 147), thence running westerly along the southerly streetline of Center Street to the centerline of the Quinnipiac River, thence running northerly across Center Street and thence continuing northeasterly 740 feet more or less, along the centerline of the Quinnipiac River to the northwesterly corner of land now or formerly of Edward A. Piteo (tax map 110, lot 172), thence running North 63°-31'-43" West 133 feet more or less along land now or formerly of Edward A. Piteo (tax map 110,
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lot 172) to the point of beginning. The project boundaries shall also include any off-site locations mandated by any permitting agency for improvements associated with the project.

(2) "Voter" means (A) any person who is an elector of the district, (B) any citizen of the United States of the age of eighteen years or more who, jointly or severally, is liable to the district for taxes assessed against such citizen on an assessment of not less than one thousand dollars on the last-completed grand list of such district, as the case may be, or who would be so liable if not entitled to an exemption under subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general statutes, or (C) holders of record of an interest in real property within the district.

(3) "Bonds" means bonds, notes or other obligations authorized by this section.

(b) (1) Upon the petition of fifteen or more persons eligible to vote in the town of Southington, specifying the district for any or all of the purposes set forth in this section, the town manager of such town shall call a meeting of the voters to act upon such petition, which meeting shall be held at such place within such town and such hour as the town manager designates, not later than thirty days after such petition has been received by the town manager. Such meeting shall be called by publication of a written notice of the same, signed by the town manager, at least fourteen days before the time fixed for such meeting in two successive issues of some newspaper published or circulated in such town. Not later than twenty-four hours before such meeting, (A) two hundred or more voters or ten per cent of the total number of voters of such proposed district, whichever is less, may petition the town manager, in writing, for a referendum of the voters of such proposed district, or (B) the town manager in his or her discretion may order a referendum of the voters of such proposed district, on the sole question of whether the proposed district should be established. Any such referendum shall be held not less than seven or more than
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fourteen days after the receipt of such petition or the date of such
order, on a day to be set by the town manager for a vote by paper
ballots or by a "yes" or "no" vote on the voting machines, during the
hours between twelve o'clock noon and eight o'clock p.m.; except that
such town may, by vote of its town council, provide for an earlier hour
for opening the polls but not earlier than six o'clock a.m.,
notwithstanding the provisions of any special act. If voters
representing at least two-thirds of the assessments of holders of record
within the proposed district cast votes in such referendum in favor of
establishing the proposed district, the town manager shall reconvene
such meeting not later than seven days after the day on which the
referendum is held. Upon approval of the petition for the proposed
district by voters representing at least two-thirds of the assessments of
holders of record within the proposed district present at such meeting,
or if a referendum is held, upon the reconvening of such meeting after
the referendum, the voters, upon the vote of voters representing a
majority of assessments of holders of record within the proposed
district, choose necessary officers therefor to hold office until the first
annual meeting thereof; and the district shall, upon the filing of the
first report filed in the manner provided in subsection (c) of section 7-325
of the general statutes, thereupon be a body corporate and politic
and have the powers provided in sections 7-324 to 7-329, inclusive, of
the general statutes, not inconsistent with the general statutes or this
section, in relation to the objects for which it was established, that are
necessary for the accomplishment of such objects, including the power
to lay and collect taxes. The clerk of such district shall cause its name
and a description of its territorial limits and of any additions that may
be made thereto to be recorded in, and a caveat be placed upon, the
land records of the town of Southington.

(2) At the meeting called for the purpose of establishing the district
as provided in subdivision (1) of this subsection, the voters may
establish the district for any or all of the following purposes: To
extinguish fires, to light streets, to plant and care for shade and
ornamental trees, to plan, lay out, acquire, construct, maintain and
finance roads, sidewalks, crosswalks, drains, sewers and sewage
treatment facilities, utility improvements and connections, parking
facilities, open space, bulkhead repairs, dredging and construction,
environmental remediation and other infrastructure improvements
and to acquire, construct, maintain and regulate the use of recreational
facilities, to plan, lay out, acquire, construct, reconstruct, repair,
maintain, supervise and manage a flood or erosion control system, to
plan, lay out, acquire, construct, maintain, operate, finance and
regulate the use of a community water system, all as hereinafter
referred to as the "improvements". The district may contract with a
town, city, borough or other district for carrying out any of the
purposes or the purchase or sale of any of the improvements for which
such district was established.

(3) At the meeting called for the purpose of establishing the district
as provided in subdivision (1) of this subsection, the voters shall fix the
date of the annual meeting of the voters for the election of district
officers and the transaction of such other business as may properly
come before such annual meeting. At such organizational meeting of
the district, the voters shall elect five directors, provided, upon its
organization and at all times thereafter, one director may be appointed
by the town council of the town of Southington. From such directors,
the voters shall elect at the organizational meeting a president, vice-
president, a clerk and a treasurer to serve until the first annual meeting
for the election of officers and thereafter such officers shall be elected
annually. Not fewer than three members of the board of directors shall
be residents of the state of Connecticut. Subject to the provisions of
subdivision (4) of this subsection, not fewer than fifteen voters of the
district shall constitute a quorum for the transaction of business at such
organizational meeting of the district; and if fifteen voters are not
present at such meeting, the town manager may adjourn such meeting
from time to time, until at least fifteen voters are present. Special
meetings of the district may be called on the application of ten per cent
of the total number of voters of such district or twenty of the voters of
such district, whichever is less, or by the president or any three
directors upon giving notice as provided in this subdivision. Any
special meeting called on the application of the voters shall be held not
later than twenty-one days after receiving such application. Notice of
the holding of the annual meeting and all special meetings shall be
given by publication of a notice of such meetings in a newspaper
having a general circulation in such district at least ten days before the
day of such meetings, signed by the president or any three directors,
which notice shall designate the time and place of such meetings and
the business to be transacted thereat. Two hundred or more persons or
ten per cent of the total number of voters of such district, whichever is
less, may petition the clerk of such district, in writing, at least twenty-
four hours prior to any such meeting, requesting that any item or items
on the call of such meeting be submitted to the voters not less than
seven or more than fourteen days thereafter, on a day to be set by the
district meeting or, if the district meeting does not set a date, by the
board of directors, or a vote by paper ballots or by a "yes" or "no" vote
on the voting machines, during the hours between twelve o'clock noon
and eight o'clock p.m., except that any district may, by vote of its
board of directors, provide for an earlier hour for opening the polls but
not earlier than six o'clock a.m. The paper ballots or voting machine
ballot labels, as the case may be, shall be provided by the clerk. When
such a petition has been filed with the clerk, the president, after
completion of other business and after reasonable discussion shall
adjourn such meeting and order such vote on such item or items in
accordance with the petition; and any item so voted may be rescinded
in the same manner. The clerk shall phrase such item or items in a
form suitable for printing on such paper ballots or ballot labels. Subject
to the provisions of subdivision (4) of this subsection, not fewer than
fifteen voters of the district shall constitute a quorum for the
transaction of business at any meeting of the district; and if fifteen
voters are not present at such meeting, the president of the district or,
in such president's absence, the vice-president, may adjourn such
meeting from time to time, until at least fifteen voters are present; and
all meetings of the district where a quorum is present may be
adjourned from time to time by a vote of a majority of the voters voting on the question. At any annual or special meeting, the voters may, by a majority vote of those present, discontinue any purposes for which the district is established or undertake any additional purpose or purposes enumerated in subdivision (2) of this subsection.

(4) (A) A quorum for the transaction of business at the meeting called for the purpose of establishing the district, as provided in subdivisions (1) and (3) of this subsection, shall be either fifteen voters of such district or a majority of the holders of record of interests in real property within such district, as long as the assessments of such holders of record constitute more than one-half of the total of assessments for all interests in real property within such district. If fifteen voters or a majority of the holders of record of interests in real property within such district are not present at such meeting or the assessments of such holders of record constitute less than one-half of the total of assessments for all interests in real property within such district, the town manager may adjourn such meeting, from time to time, until at least fifteen voters or a majority of the holders of record of interests in real property within such district are present and the assessments of such holders of record constitute more than one-half of the total of assessments for all interests in real property within such district.

(B) For the transaction of business at any other meeting of the district, a quorum shall be either fifteen voters of the district or a majority of the holders of record of interests in real property within such district, as long as the assessments for such holders of record constitute more than one-half of the total of assessments for all interests in real property within such district. If fifteen voters or a majority of the holders of record of interests in real property within such district are not present at such meeting or the assessments of such holders of record constitute less than one-half of the total assessments for all interests in real property within such district, the president of the district, or in such president's absence, the vice-president, may
adjourn such meeting, from time to time, until at least fifteen voters or
a majority of the holders of record of interests in real property within
such district are present and the assessments of such holders of record
constitute more than one-half of the total of assessments for all
interests in real property within such district.

(5) In any case in which an action for a vote by the voters of the
district is to be initiated by the petition of such voters, in addition to
such other requirements as the general statutes or any special act may
impose, such petition shall be on a form prescribed or approved by the
clerk of such district, and each page of such petition shall contain a
statement, signed under penalties of false statement, by the person
who circulated the same, setting forth such circulator's name and
address, and stating that each person whose name appears on said
page signed the same in person in the presence of such circulator, that
the circulator either knows each such signer or that the signer
satisfactorily identified himself to the circulator and that all the
signatures on said page were obtained not earlier than six months
prior to the filing of said petition. Any page of a petition which does
not contain such a statement by the circulator shall be invalid. Any
circulator who makes a false statement in the statement hereinbefore
provided shall be subject to the penalty provided for false statement.
No petition shall be valid for any action for a vote by the voters at any
regular or special district meeting unless such petition shall be
circulated by a voter eligible to vote in such district.

(c) Whenever the officers of such district vote to terminate its
corporate existence and whenever a petition signed by ten per cent of
the total voters of such district or twenty of the voters of such district,
whichever is less, applying for a special meeting to vote on the
termination of the district is received by the clerk, the clerk shall call a
special meeting of the voters of such district, the notice of which shall
be signed by the officers thereof, by advertising the same in the same
manner as provided in section 7-325 of the general statutes. Not later
than twenty-four hours before any such meeting, two hundred or more
voters or ten per cent of the total number of voters, whichever is less, may petition the clerk of the district, in writing, that a referendum on the question of whether the district should be terminated be held in the manner provided in section 7-327 of the general statutes. If, at such meeting, a two-thirds majority of the voters present vote to terminate the corporate existence of the district, or, if a referendum is held, two-thirds of the voters casting votes in such referendum vote to terminate the corporate existence of the district, the officers shall proceed to terminate the affairs of such district. The district shall pay all outstanding indebtedness and turn over the balance of the assets of such district to the town of Southington, if the legislative body of the town authorizes such action. No district shall be terminated under this subsection until all of its outstanding indebtedness is paid unless the legislative body of the town of Southington agrees, in writing, to assume such indebtedness. On completion of the duties of the officers of such district, the clerk shall cause a certificate of the vote of such meeting to be recorded in the land records of the town of Southington and the clerk shall notify the Secretary of the Office of Policy and Management.

(d) (1) For purposes of voting at meetings held by such district, any tenant in common of any interest in real property shall have a vote equal to the fraction of such tenant in common's ownership of such interest. Any joint tenant of any interest in real property shall vote as if each such tenant owned an equal fractional share of such real property. A corporation shall have its vote cast by the chief executive officer of such corporation, or such officer's designee. Any entity that is not a corporation shall have its vote cast by a person authorized by such entity to cast its vote. No owner shall have more than one vote.

(2) No holder of record of an interest in real property shall be precluded from participating in any district meeting or referendum because of the form of entity that holds such interest, whether such holder of record is (A) a corporation, partnership, unincorporated association, trustee, fiduciary, guardian, conservator or other form of
entity, or any combination thereof, or (B) an individual who holds interests jointly or in common with another individual or individuals, or with any one or more of the entities listed in subparagraph (A) of this subdivision.

(e) Notwithstanding any provision of the general statutes, including sections 7-324 to 7-329, inclusive, of the general statutes, the district shall have the power to assess, levy and collect benefit assessments upon the land and buildings in the district which, in its judgment, are benefited by the improvements.

(f) (1) Notwithstanding any provision of the general statutes, including sections 7-324 to 7-329, inclusive, of the general statutes, the district shall have the power to fix, revise, charge, collect, abate and forgive reasonable taxes, fees, rents and benefit assessments, and other charges for the cost of the improvements, financing costs, operating expenses and other services and commodities furnished or supplied to the real property in the district in accordance with the applicable provisions of the general statutes which apply to districts established under section 7-325 of the general statutes, and this section and in the manner prescribed by the district. Notwithstanding any provision of the general statutes, the district may make grants for, or pay the entire cost of any improvements, including the costs of financing such improvements, capitalized interest and the funding of any reserve funds necessary to secure such financing or the debt service of bonds or notes issued to finance such costs, from taxes, fees, rents, benefit assessments or other revenues and may assess, levy and collect said taxes, fees, rents or benefit assessments concurrently with the issuance of bonds, notes or other obligations to finance such improvements based on the estimated cost of the improvements prior to the acquisition or construction of the improvements or upon the completion or acquisition of the improvements.

(2) Notwithstanding any provision of the general statutes, whenever the district constructs, improves, extends, equips, rehabilitates, repairs,
acquires or provides a grant for any improvements or finances the cost 
of such improvements, such proportion of the cost or estimated cost of 
the improvements and financing thereof as determined by the district, 
may be assessed by the district, herein referred to as "benefit 
assessments", in the manner prescribed by such district, upon the 
property benefited by such improvements and the balance of such 
costs shall be paid from the general funds of the district. The district 
may provide for the payment of such benefit assessments in annual 
installments, not exceeding thirty, and may forgive such benefit 
assessments in any single year without causing the remainder of 
installments of benefit assessments to be forgiven. Benefit assessments 
to buildings or structures constructed or expanded after the initial 
benefit assessment may be assessed as if the new or expanded 
buildings or structures had existed at the time of the original benefit 
assessment.

(3) In order to provide for the collection and enforcement of its 
taxes, fees, rents, benefit assessments and other charges, the district is 
hereby granted all the powers and privileges with respect thereto as 
districts organized pursuant to section 7-325 of the general statutes, 
and as held by the town of Southington or as otherwise provided in 
this section. Such taxes, fees, rents or benefit assessments, if not paid 
when due, shall constitute a lien upon the premises served and a 
charge against the owners thereof, which lien and charge shall bear 
interest at the same rate as delinquent property taxes. Each such lien 
may be continued, recorded and released in the manner provided for 
property tax liens and shall take precedence over all other liens or 
encumbrances except a lien for taxes of the town of Southington. Each 
such lien may be continued, recorded and released in the manner 
provided for property tax liens.

(4) The budget, taxes, fees, rents, benefit assessments and any other 
charges of the district of general application shall be adopted and 
revised by the board at least annually no more than thirty days before 
the beginning of the fiscal year, in accordance with the procedures to
be established by the board, at a meeting called by the board, assuring that interested persons are afforded notice and an opportunity to be heard. The board shall hold at least two public hearings on its schedule of fees, rates, rents, benefit assessments and other charges or any revision thereof before adoption, notice of which shall be delivered to the town manager of the town of Southington and be published in at least two newspapers of general circulation in the town of Southington at least ten days in advance of the hearing. No later than the date of the publication, the board shall make available to the public and deliver to the town manager of the town of Southington the proposed schedule of fees, rates, rents, benefit assessments and other charges. The procedures regarding public hearing and appeal, provided by section 7-250 of the general statutes, shall apply for all benefit assessments made by the district, except that the board shall be substituted for the water pollution control authority. Should the benefit assessments be assessed and levied prior to the acquisition or construction of the improvements, then the amount of the benefit assessments shall be adjusted to reflect the actual cost of the improvements, including all financing costs, once the improvements have been completed, should the actual cost be greater than or less than the estimated costs. Benefit assessments shall be due and payable at such times as are fixed by the board, provided the district shall give notice of such due date not less than thirty days prior to such due date by publication in a newspaper of general circulation in the town of Southington and by mailing such notice to the owners of the property assessed at their last-known address.

(g) (1) Notwithstanding any provision of the general statutes, including sections 7-324 to 7-329, inclusive, of the general statutes, whenever the district has authorized the acquisition or construction of the improvements or has made an appropriation therefor, the district may authorize the issuance of up to ten million dollars of bonds, notes or other obligations to finance the cost of the improvements, the creation and maintenance of reserves required to sell the bonds and the cost of issuance of the bonds, provided no bonds shall be issued
prior to the district entering into an interlocal agreement with the town
of Southington, in accordance with the procedures provided by section
7-339c of the general statutes, including at least one public hearing on
the proposed agreement and ratification by the town council. The
bonds may be secured as to both principal or interest by (A) the full
faith and credit of the district, (B) fees, revenues or benefit assessments,
or (C) a combination of subparagraphs (A) and (B) of this subdivision.
Such bonds shall be authorized by resolution of the board. The district
is authorized to secure such bonds by the full faith and credit of the
district or by a pledge of or lien on all or part of its revenues, fees or
benefit assessments. The bonds of each issue shall be dated, shall bear
interest at the rates and shall mature at the time or times not exceeding
thirty years from their date or dates, as determined by the board, and
may be redeemable before maturity, at the option of the board, at the
price or prices and under the terms and conditions fixed by the board
before the issuance of the bonds. The board shall determine the form of
the bonds, and the manner of execution of the bonds, and shall fix the
denomination of the bonds and the place or places of payment of
principal and interest, which may be at any bank or trust company
within the state of Connecticut and other locations as designated by
the board. In case any officer whose signature or a facsimile of whose
signature shall appear on any bonds or coupons shall cease to be an
officer before the delivery of the bonds, the signature or facsimile shall
nevertheless be valid and sufficient for all purposes the same as if the
officer had remained in office until the delivery.

(2) While any bonds issued by the district remain outstanding, the
powers, duties or existence of the district shall not be diminished or
impaired in any way that will affect adversely the interests and rights
of the holders of the bonds. Bonds issued under this section, unless
otherwise authorized by law, shall not be considered to constitute a
debt of the state of Connecticut or the town of Southington, or a pledge
of the full faith and credit of the state of Connecticut or the town of
Southington, but the bonds shall be payable solely by the district or as
special obligations payable from particular district revenues. Any
bonds issued by the district shall contain on their face a statement to
the effect that neither the state of Connecticut nor the town of
Southington shall be obliged to pay the principal of or the interest
thereon, and that neither the full faith and credit or taxing power of the
state of Connecticut or the town of Southington is pledged to the
payment of the bonds. All bonds issued under this section shall have
and are hereby declared to have all the qualities and incidents of
negotiable instruments, as provided in title 42a of the general statutes.

(h) (1) The board may authorize that the bonds be secured by a trust
agreement by and between the district and a corporate trustee, which
may be any trust company or bank having the powers of a trust
company within the state of Connecticut. The trust agreement may
pledge or assign the revenues. Either the resolution providing for the
issuance of bonds or the trust agreement may contain covenants or
provisions for protecting and enforcing the rights and remedies of the
bondholders as may be necessary, reasonable or appropriate and not in
violation of law.

(2) All expenses incurred in carrying out the trust agreement may be
treated as a part of the cost of the operation of the district. The pledge
by any trust agreement or resolution shall be valid and binding from
time to time when the pledge is made; the revenues or other moneys
so pledged and then held or thereafter received by the board shall
immediately be subject to the lien of the pledge without any physical
delivery thereof or further act; and the lien of the pledge shall be valid
and binding as against all parties having claims of any kind in tort,
contract or otherwise against the board, irrespective of whether the
parties have notice thereof. Notwithstanding any provision of the
Uniform Commercial Code, neither this subsection, the resolution or
any trust agreement by which a pledge is created need be filed or
recorded except in the records of the board, and no filing need be
made under title 42a of the general statutes.

(i) Bonds issued under this section are hereby made securities in
which all public officers and public bodies of the state of Connecticut
and its political subdivisions, all insurance companies, trust
companies, banking associations, investment companies, executors,
administrators, trustees and other fiduciaries may properly and legally
invest funds, including capital in their control and belonging to them;
and such bonds shall be securities which may properly and legally be
deposited with and received by any state or municipal officer or any
agency or political subdivision of the state of Connecticut for any
purpose for which the deposit of bonds of the state of Connecticut is
now or may hereafter be authorized by law.

(j) Bonds may be issued under this section without obtaining the
consent of the state of Connecticut or the town of Southington, and
without any proceedings or the happening of any other conditions or
things other than those proceedings, conditions or things that are
specifically required thereof by this section, and the validity of and
security for any bonds issued by the district shall not be affected by the
existence or nonexistence of the consent or other proceedings,
conditions or things.

(k) The district and all its receipts, revenues, income and real and
personal property shall be exempt from taxation and benefit
assessments and the district shall not be required to pay any tax, excise
or assessment to or from the state of Connecticut or any of its political
subdivisions. The principal and interest on bonds or notes issued by
the district shall be free from taxation at all times, except for estate and
gift, franchise and excise taxes, imposed by the state of Connecticut or
any political subdivision thereof, provided nothing in this section shall
act to limit or restrict the ability of the state of Connecticut or the town
of Southington to tax the individuals and companies, or their real or
personal property or any person living or business operating within
the boundaries of the district.

(l) The board shall at all times keep accounts of its receipts,
expenditures, disbursements, assets and liabilities, which shall be open
to inspection by a duly appointed officer or duly appointed agent of
the state of Connecticut or the town of Southington. The fiscal year of
the district shall begin on July first and end on the following June
thirtieth or as otherwise established by section 7-327 of the general
statutes. The district shall be subject to an audit of its accounts in the
manner provided in the general statutes.

(m) (1) At such time as any construction or development activity
financed by bonds issued by the district is taking place, the clerk of the
district shall submit project activity reports quarterly to the Secretary
of the Office of Policy and Management and to the chairpersons of the
joint standing committee of the General Assembly having cognizance
of matters relating to finance, revenue and bonding.

(2) The district shall take affirmative steps to provide for the full
disclosure of information relating to the public financing and
maintenance of improvements to real property undertaken by the
district. Such information shall be provided to any existing residents
and to all prospective residents of the district. The district shall furnish
each developer of a residential development within the district with
sufficient copies of such information to provide each prospective initial
purchaser of property in such district with a copy, and any developer
of a residential development within the district, when required by law
to provide a public offering statement, shall include a copy of such
information relating to the public financing and maintenance of
improvements in the public offering statement.

(n) (1) This section shall be deemed to provide an additional,
alternative and complete method of accomplishing the purposes of this
section and exercising the powers authorized hereby and shall be
deemed and construed to be supplemental and additional to, and not
in derogation of, powers conferred upon the district by law and
particularly by sections 7-324 to 7-329, inclusive, of the general
statutes; provided insofar as the proceedings of this section are
inconsistent with any general statute or special act, or any resolution or
ordinance of the town of Southington, this section shall be controlling.

(2) Except as specifically provided in this section, all other statutes, ordinances, resolutions, rules and regulations of the state of Connecticut and the town of Southington shall be applicable to the property, residents and businesses located in the district. Nothing in this section shall in any way obligate the town of Southington to pay any costs for the acquisition, construction, equipping or operation and administration of the improvements located within the district or to pledge any money or taxes to pay debt service on bonds issued by the district except as may be agreed to in any interlocal agreements executed by the town of Southington and the district.

(o) At the option of the town of Southington by vote of the town council of the town of Southington, the district shall be merged into the town of Southington if no bonds are issued by the district not later than four years after the effective date of this section or after the bonds authorized by this section are no longer outstanding and any property which is owned by the district shall be distributed to the town of Southington.

(p) This section, being necessary for the welfare of the town of Southington and its inhabitants, shall be liberally construed to effect the purposes hereof.

This act shall take effect as follows and shall amend the following sections:

| Section 1 | July 1, 2009 | New section |

Statement of Purpose:
To establish the Greenway Commons Improvement District in the town of Southington.

Co-Sponsors: REP. ZALASKI, 81st Dist.; REP. ARESIMOWICZ, 30th Dist.
Committee Bill No. 5286

REP. MAZUREK, 80th Dist.; SEN. CALIGIURI, 16th Dist.

H.B. 5286